



CITY OF ST. MARYS, GEORGIA

October 22, 2012 at 2:15 p.m.

MINUTES

ST. MARYS INTRACOASTAL GATEWAY COMMITTEE MEETING MINUTES

- I. CALL TO ORDER at 2:15 pm by Mr. Gant
- II. ROLL CALL *Mr. Jim Gant; Mr. John Morrissey; Mr. Craig Root;; Ms. Kay Westberry; Mr. Phil Jones; Mrs. Teddie Lockhart; Mr. David Keating; Mrs. Mary Neff; Mr. Jim Lomis; Mr. Roger A. Weaver; Mr. Steve Crowell; Mr. A. Jones, III; Ms. Johna Strickland Rush (media); Ron Johnson; Mr. Bob Nutter; Mr. Roger Rillo; and Mr. Charles Notter*
QUORUM: YES__XX__ NO__
- III. Absent: *Mr. Sidney Howell*
- IV. APPROVAL OF MINUTES: *Review and approval of minutes of September 24, 2012 - Motion by Mr. Craig Root; Second by Mr. Jim Lomis; Vote: Unanimous.*
- V. PRESENTATION
 - A. None at this time.
- VI. GRANTING AUDIENCE TO THE PUBLIC – AGENDA ITEMS ONLY – NO COMMENTS
- VII. OLD BUSINESS:
 - A. Financial Committee Discussion of Request for Qualifications (RFQ) Findings: *Mr. Gant reminded the committee that at the last meeting a sub-committee was formed to review the financials of the four responders who submitted to the RFQ. Mr. Gant presented the memo summarizing the sub-committees response. Sub-committee chair, Mr. Lomis, noted that he, Mr. John Morrissey, Mr. Craig Root and Mr. A. Jones, III met and reviewed the financial information submitted. The Foram Group provided a complete package and after review was deemed financially capable for the project. There was not sufficient financial information to render Community Development Partners, Inc. capable to handle the project. Real Development provided information after the deadline and the information that was provided was not specific to the request. The committee did not have sufficient information to analyze the financial capability or financial condition of the St. Marys Redevelopment Company, LLC. Based on the financial information submitted or lack thereof, the committee concluded that The Foram Group was the only financially qualified prospect. The conclusion is based solely on the financial information presented for review and no other factors were considered.*
 - B. Review and Evaluations of RFQs: *The St. Marys Intracoastal Gateway Steering Committee discussed the possibility of conducting a feasibility study on the property and Mr. A. Jones, III presented a Tourism Product Development grant that may be used for the study if received. Mr. Root made a motion that the committee make a request to Council to apply for \$25,000 in grant fund. Motion was second by Mrs. Teddie Lockhart. All were in favor.*
- VIII. NEW BUSINESS:
 - A. Approval of Requests for Proposals (RFPs) and schedule: *In summary it was decided to not send out the RFP but to engage the 4 submitters in further discussion on their proposals, financial capability and proposed services.*



CITY OF ST. MARYS, GEORGIA

- B. Crow, Stewart & Associates Discussion: *This is another management firm that has contacted Mr. Gant on several occasions who are willing to help with management of this project.*
- C. Vision for the 100 Ready Street Property (For information purposes only): *Mr. Gant presented a proposal by a company for a healing spa idea for the property for information purposes only.*

IX. **GRANTING AUDIENCE TO THE PUBLIC – ANY ITEM RELATED TO THE SMIG MISSION:**

Mr. Ron Johnson questioned the initial concepts for the property and asked why the property, less the public walkway and pier couldn't be marketed for sale and take the city out of being property owner managers. Mr. Roger Rillo stated that the committee should look at the best use for the property. Mr. Bob Nutter asked the board to move forward.

X. **ADJOURNMENT was at 4:15 pm.**

NEXT MEETING WILL BE ANNOUNCED AT A LATER DATE

Destiny is not a matter of chance, it is a matter of choice; it is not a thing to be waited for, it is a thing to be achieved.
William Jennings Bryan quoted at the Council presentation on June 14, 2010 regarding the 100 Ready Street Project